

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

October 5, 2004
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for October 5, 2004, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. **ZONING CASE NUMBER Z2004193:** The request of Grupo Arba, Ltd., Applicant, for Grupo Arba, Ltd., Owner(s), for a change in zoning from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District on 1.6086 acres out of NCB 19215, the east side of Wilderness Oak south of Pinon Boulevard. (Council District 9)
7. **ZONING CASE NUMBER Z2004179:** The request of Earl & Associates, P. C., Applicant, for Hunters Pond, L. L. P., Owner(s), for a change in zoning from "R-4" Residential Single-Family District, "R-20" Residential Single-Family District and "MI-1" Mixed Light Industrial District to "UD" Urban Development District on 95.31 acres out of CB 4286, 4286B and 4005. Property generally located west of South Zarzamora Street and South of Loop 410 South. (Council District 3)
8. **ZONING CASE NUMBER Z2004213:** The request of Cripple Creek, LLP, Applicant, for Cripple Creek, LLP, Owner(s), for a change in zoning from "R-4" Residential Single Family District to "MF-33" Multi-Family District on Lot 27, Block C, NCB 8711, 3170 Eisenhower Road. (Council District 10)

9. **ZONING CASE NUMBER Z2004214:** The request of Soflo Plaza, Ltd., Applicant, for Soflo Plaza, Ltd., Owner(s), for a change in zoning from “I-1” General Industrial District, “I-1” HS General Industrial District with Historic Significance, and “I-2” Heavy Industrial District to “IDZ” Infill Development Zone with uses permitted in “C-2” Commercial District and “MF-40” Multi-Family District and “IDZ” HS Infill Development Zone with uses permitted in “C-2” Commercial District and “MF-40” Multi-Family District with Historic Significance (the south 123.89 feet of the east 253.44 feet of Lot 2, NCB A-63) on 1.74 acres out of NCB 63 and NCB A-63, 1331 and 1339 South Flores Street. (Council District 1)
10. **ZONING CASE NUMBER Z2004215 C:** The request of Carmen M. Classy, Applicant, for Ronald L. Classy, II, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” C Residential Single Family District with a Conditional Use for Multi-Family dwellings with a maximum density of 12 units per acre on Lot 22, Block 35, NCB 7821, 109 West Huff Avenue. (Council District 3)
11. **ZONING CASE NUMBER Z2004135 C S:** The request of Jerry Arredondo, Applicant, for Wildman Ranch Inc., Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” C S Commercial District with a Conditional Use for a mini-storage facility, and a Specific Use Authorization for a mini-storage facility on a site exceeding 2.5 acres on 5.38 acres out of NCB 34362, the south side of Potranco Road 120 feet west of Clover Creek. (Council District 4)
12. **ZONING CASE NUMBER Z2004187:** The request of Bill Williamson, Applicant, for Bill Williamson, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on 4.93 acre tract of land out of NCB 15655, on the northside of Medina Base Road, east of Holm Road. (Council District 4)
13. **ZONING CASE NUMBER Z2004196:** The request of American GI Forum - National Veterans Outreach Program, Inc., Applicant, for Julio Gonzalez, Owner(s), for a change in zoning from “C-3” General Commercial District and “MR” Military Reservation District to “MF-25” Multi-Family District on 18.221 acres out of NCB 15655 and “MR” Military Reservation District to “C-3” Commercial District on 0.804 acres out of NCB 15655 on 19.024 acres out of NCB 15655, 4770 Military Drive West. (Council District 4)
14. **ZONING CASE NUMBER Z2004197 C:** The request of Brown, P. C., Applicant, for Bob L. Evans, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “R-6” C Residential Single-Family District with a Conditional Use for a Palm Reading facility on Lot 35, Block 50, NCB 15484, 8006 Marbach Road. (Council District 4)
15. **ZONING CASE NUMBER Z2004217 S:** The request of Esther A. Garcia (Esther's RFH Daycare), Applicant, for Esther A. Garcia (Esther's RFH Daycare), Owner(s), for a change in zoning from “R-5” Residential Single Family District to “R-5” S Residential Single-Family District with Specific Use Authorization for a Day-Care Center on Lot 6, Block 6, NCB 12913, 2522 Christian Drive. (Council District 2)
16. **ZONING CASE NUMBER Z2004218:** The request of Earl & Associates, P. C., Applicant, for William E. Cooper, Inc., Owner(s), for a change in zoning from “C-2NA” Commercial Nonalcoholic Sales District to “R-5” Residential Single-Family District on Lot P-5, Block 35, NCB 17875, Southwest corner of Cable Ranch Road and Waters Edge Drive. (Council District 6)

17. **ZONING CASE NUMBER Z2004219:** The request of Ken Halliday, Rio Perla Properties, L. P., Applicant, for Rio Perla Properties, L. P., Owner(s), for a change in zoning from “I-2” RIO-2 Heavy Industrial District River Improvement Overlay 2 and “C-3” RIO-2 Commercial District River Improvement Overlay 2 to “IDZ” RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in “C-3” General Commercial District, “MF-50” Multi-Family District, “D” Downtown District and the following additional uses:
1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling.
 2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
 3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility.
- Property is located on 21.448 acres out of NCB 962, 968, 970, 973, 975, 14164, 312 Pearl Parkway. (Council District 1)
18. Public hearing and consideration of Unified Development Code (UDC) Amendment Packages “A, C” and Package “B” of the 2004 Unified Development Code Update process.
19. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling
207-7245

CASE NO: Z2004135 C S

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Zoning Commission continuance from July 20, 2004 and August 17, 2004

Council District: 4

Ferguson Map: 612 C4

Applicant Name:

Jerry Arredondo

Owner Name:

Wildman Ranch Inc.

Zoning Request: From R-6 Residential Single Family District to C-2 C S Commercial District with a Conditional Use for a mini-storage facility, and a Specific Use Authorization for a mini-storage facility on a site exceeding 2.5 acres.

Property Location: 5.38 acres out of NCB 34362

The south side of Potranco Road 120 feet west of Clover Creek

Proposal: To develop a mini-storage facility on a site exceeding 2.5 acres

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The subject property is vacant and located west of the intersection of Potranco Road and Clover Creek. The property is completely surrounded by residential zoning with existing homes to the north, east and south. Commercial zoning and uses are encouraged at the intersections of major arterials, not immediately adjacent to homes. C-2 and C-3 zoning districts accommodate commercial and retail uses that are more intense in character and which generate a greater volume of vehicular traffic and/or truck traffic than residential zoning districts. The requested zoning is not compatible nor in character to the surrounding residential area.

CASE MANAGER : Richard Ramirez 207-5018

CASE NO: Z2004179

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Council District: 3

Ferguson Map: 681 E5 and E6

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Hunters Pond, L. L. P.

Zoning Request: From R-4 Residential Single-Family District, R-20 Residential Single-Family District, and MI-1 Mixed Light Industrial District to UD Urban Development District.

Property Location: 95.31 acres out of CB 4286, 4286B and 4005

Property generally located west of South Zarzamora Street and south of Loop 410 South

Proposal: To develop a single-family residential neighborhood

Neigh. Assoc. None

Neigh. Plan Southside Initiative Community Plan

TIA Statement: A Level 2 Traffic Impact Analysis is Required

Staff Recommendation:

Inconsistent.

The subject property consists of two land use categories. The first is Urban Living and the second is Agriculture and Light Industry. Urban Living is consistent with UD Urban Development zoning district, but Agriculture and Light Industry is not. A land use plan amendment has been submitted for consideration by the Planning Commission on October 27, 2004.

Denial.

The 7.06 acre tract currently zoned MI-1 with a land use category of Agriculture and Light Industry is inconsistent. Staff does support the rezoning of the remaining 88.25 acres from R4 to UD. The surrounding properties to the east and west are also zoned UD which would allow residential and commercial development in a compatible mixed use form.

CASE MANAGER : Trish Wallace 207-0215



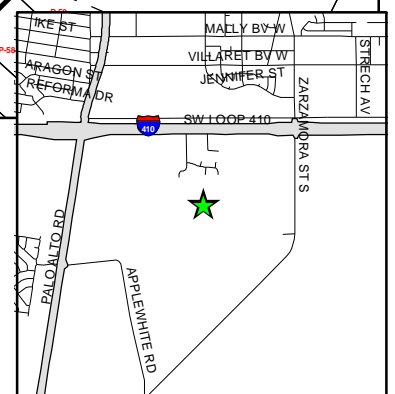
ZONING CASE: Z2004-179

City Council District NO. 3
 Requested Zoning Change
 From: "R-4, RD, MI-1" To "UD"
 Date: October 5, 2004
 Scale: 1" = 600'

Subject Property
 200' Notification

E-5
 p.681

C:\Aug_3_2004
 (A.Z.)



CASE NO: Z2004187

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Zoning Commission continuance from September 7, 2004

Council District: 4

Ferguson Map: 648 D6

Applicant Name:

Bill Williamson

Owner Name:

Bill Williamson

Zoning Request: From R-6 Residential Single-Family District to MF-33 Multi-Family District.

Property Location: 4.93 acre tract of land out of NCB 15655

Medina Base Road

On the north side of Medina Base Road, east of Holm Road

Proposal: To develop two-family dwellings and four-family dwellings

Neigh. Assoc. People Active in Community Effort

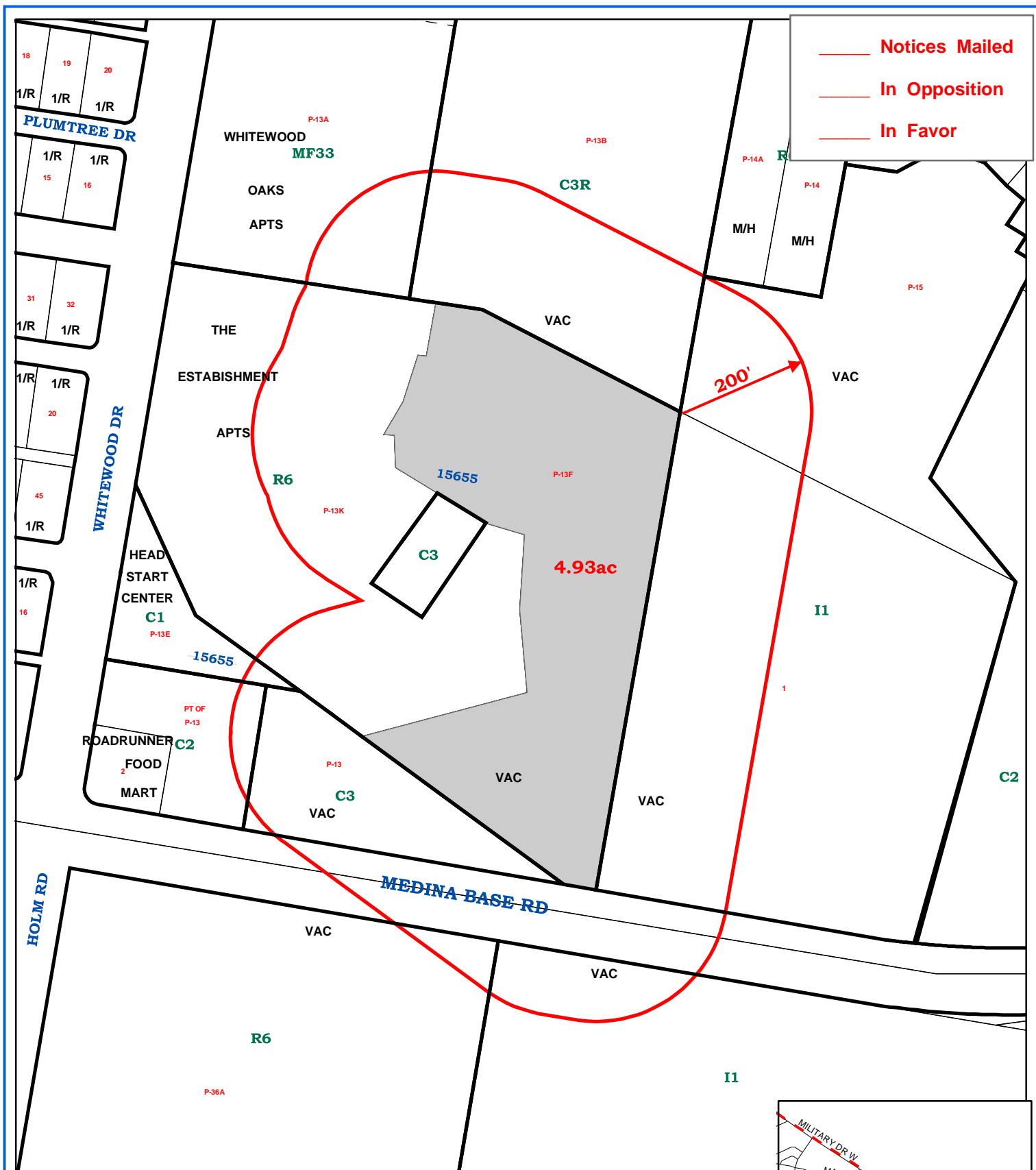
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. The subject property is located on Medina Base Road, a major thoroughfare, and is undeveloped. The subject property is adjacent to R-6 Residential Single-Family District to the west (Apartments), C-3R General Commercial District, Restrictive Alcoholic Sales to the north, C-3 General Commercial District to the south (Vacant) and I-1 General Industrial District to the east (Vacant). Permitted uses in an I-1 General Industrial District are not compatible with residential zoning and uses. The subject property is located within the 70 dBA noise contour line of the Kelly Field Annex at Lackland AFB, Texas. Residential development is not recommended between 65 dBA and 74 dBA noise zones unless sound materials are installed and noise level reductions are incorporated into its design and construction.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: Z2004-187

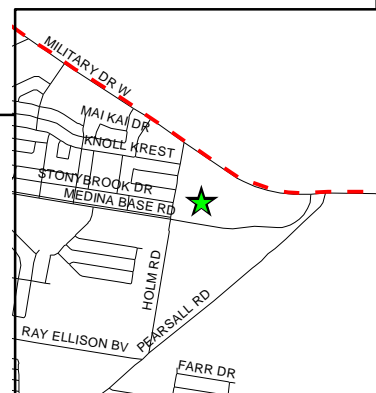
City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To "MF-33"
 Date: October 5, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

D-6
 p.648



C:\Sept_7_2004
 (A.Z.)



CASE NO: Z2004193

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Zoning Commission Continuance from September 7, 2004

Council District: 9

Ferguson Map: 482 D4

Applicant Name:

Owner Name:

Grupo Arba, Ltd.

Grupo Arba, Ltd.

Zoning Request: From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to C-2 ERZD Commercial Edwards Recharge Zone District.

Property Location: 1.6086 acres out of NCB 19215

The east side of Wilderness Oak south of Pinon Boulevard

Proposal: To build a retail center

Neigh. Assoc. Forest at Stone Oak HOA (within 200 feet) and Wilderness Pointe HOA, Inc. (within 200 feet)

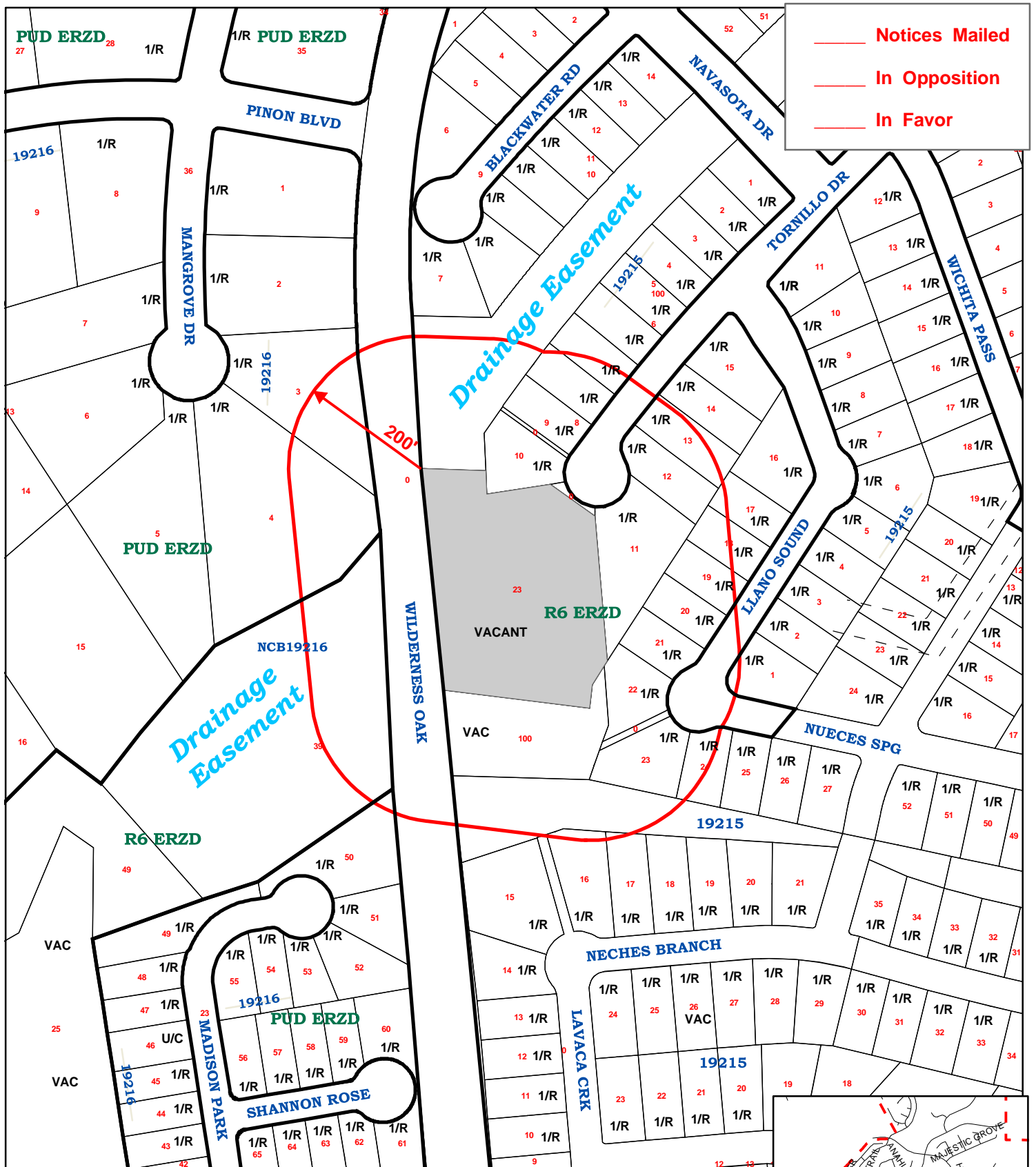
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The subject property is undeveloped land adjacent to single-family residential zoning and uses. The subject property is located in the middle of a single-family residential neighborhood on a residential corridor, not at an intersection or commercial center. Given the uses permitted within the requested zoning district and the adjacent single-family residential zoning and uses, C-2 zoning would not be compatible with the existing development pattern in the area. The property should have been platted and included in the existing residential subdivision. Platting the subject property for single-family residential development and continuing the existing development pattern in the area would be more appropriate.

CASE MANAGER : Eric Dusza 207-7442



ZONING CASE: Z2004-193

City Council District NO. 9
 Requested Zoning Change
 From: R-6 ERZD To C-2 ERZD
 Date: October 5, 2004
 Scale: 1" = 200'

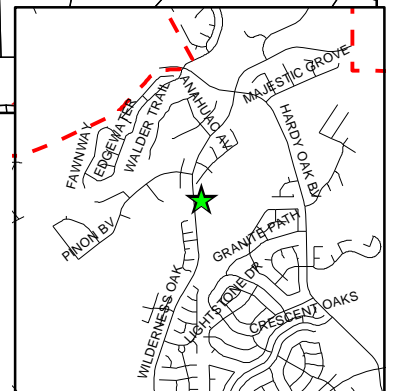
Subject Property

200' Notification

D-4
 p.482



C:\Jul_6_2004
 (A.Z.)



CASE NO: Z2004196

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Zoning Commission continuance from September 7, 2004 and September 21, 2004

Council District: 4

Ferguson Map: 648 D6

Applicant Name:

Owner Name:

American GI Forum - National Veterans
Outreach Program, Inc.

Julio Gonzalez

Zoning Request: From C-3 General Commercial District and MR Military Reservation District to MF-25 Multi-Family District on 18.221 acres out of NCB 15655 and MR Military Reservation District to C-3 Commercial District on .804 acres out of NCB 15655.

Property Location: 19.024 acres out of NCB 15655

4770 Military Drive West

On the southwest corner of West Military Drive and Old Pearsall Road

Proposal: To develop multi-family

Neigh. Assoc. People Active in Community Efforts

Neigh. Plan None

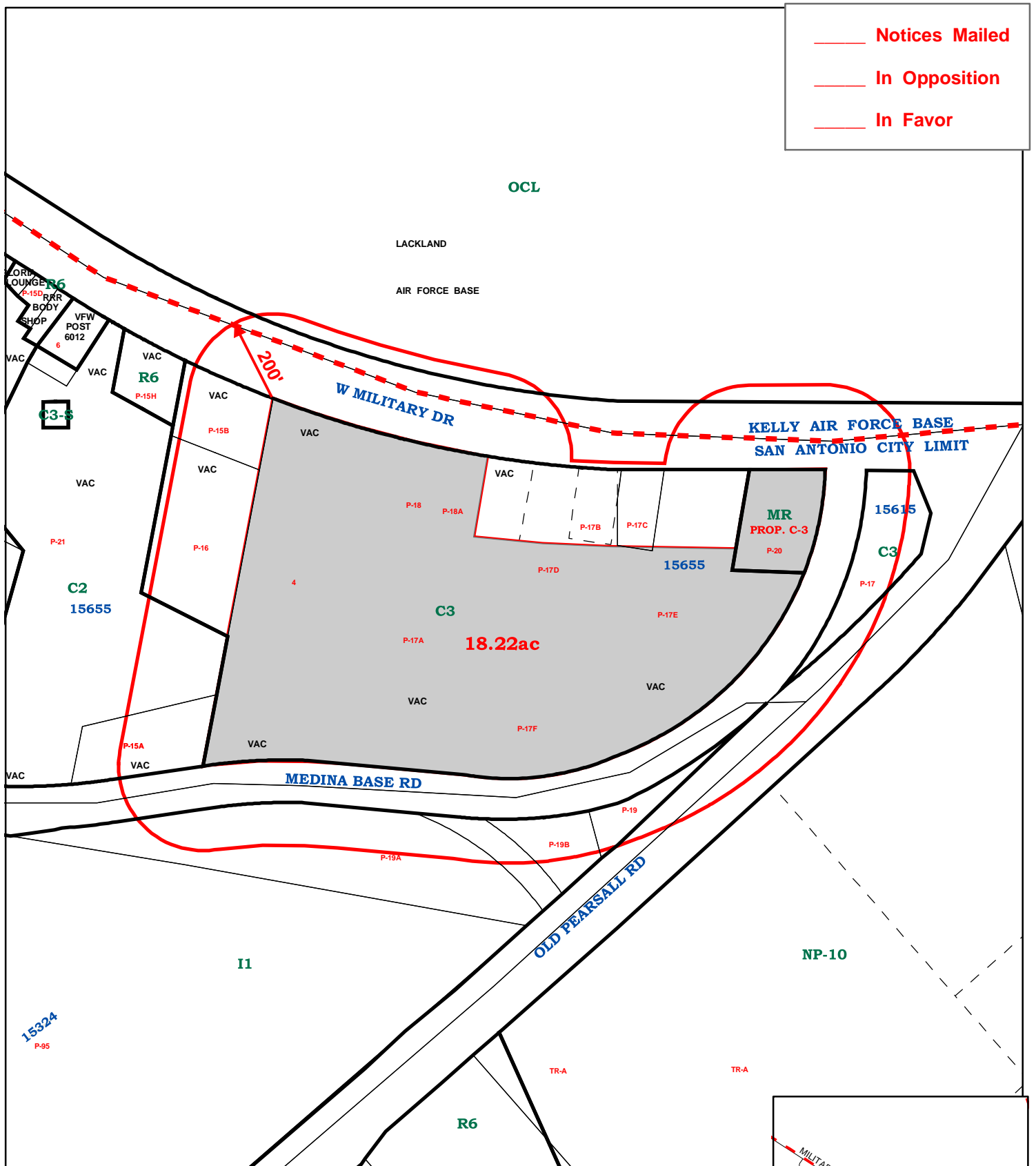
TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The subject property is within the 70 dB noise zone for Kelly Field. Residential zoning and uses are not recommended within these noise zones. Multi-family zoning and uses should be located near existing retail and social services. The existing C-3 zoning is appropriate at this intersection of three major thoroughfares.

CASE MANAGER : Richard Ramirez 207-5018

- ____ Notices Mailed
- ____ In Opposition
- ____ In Favor



ZONING CASE: Z2004-196

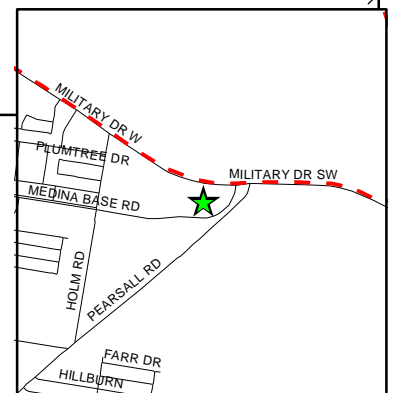
City Council District NO. 4
 Requested Zoning Change
 From: "C-3 and MR" To "MF-25 and C-3"
 Date: October 5, 2004
 Scale: 1" = 300'

- Subject Property
- 200' Notification

E5
 p.614



C:\Sept_7_2004
 (A.Z.)



CASE NO: Z2004197 C

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Zoning Commission Continuance from September 7, 2004

Council District: 4

Ferguson Map: 613 D6

Applicant Name:

Owner Name:

Brown, P. C.

Bob L. Evans

Zoning Request: From R-6 Residential Single Family District to R-6 C Residential Single-Family District with a Conditional Use for a Palm Reading facility.

Property Location: Lot 35, Block 50, NCB 15484

8006 Marbach Rd.

On the south side of Marbach Road east of Harness Lane

Proposal: To utilize the property as a Palm Reading facility.

Neigh. Assoc. Meadow Village and Lackland Terrace Neighborhood Associations

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. Commercial encroachment into residential neighborhoods is discouraged. The zoning request for the individual site has no unique development requirements that would make it compatible with the adjacent land uses under the given conditions. Retail and commercial services should be located within similar zoning districts due to the higher generation of vehicular traffic, and other factors that have negative effects on adjacent homes.

CASE MANAGER : Richard Ramirez 207-5018



CASE NO: Z2004213

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Council District: 10

Ferguson Map: 583 F3

Applicant Name:

Cripple Creek, LLP

Owner Name:

Cripple Creek, LLP

Zoning Request: From R-4 Residential Single-Family District to MF-33 Multi-Family District.

Property Location: Lot 27, Block C, NCB 8711

3170 Eisenhower Road

Southside of Eisenhower Road west of Thrush View Lane

Proposal: To develop condominiums

Neigh. Assoc. Oak Park/Northwood Neighborhood Association and Terrell Heights Neighborhood Association

Neigh. Plan Northeast Inner Loop

TIA Statement: A traffic impact analysis is not required.

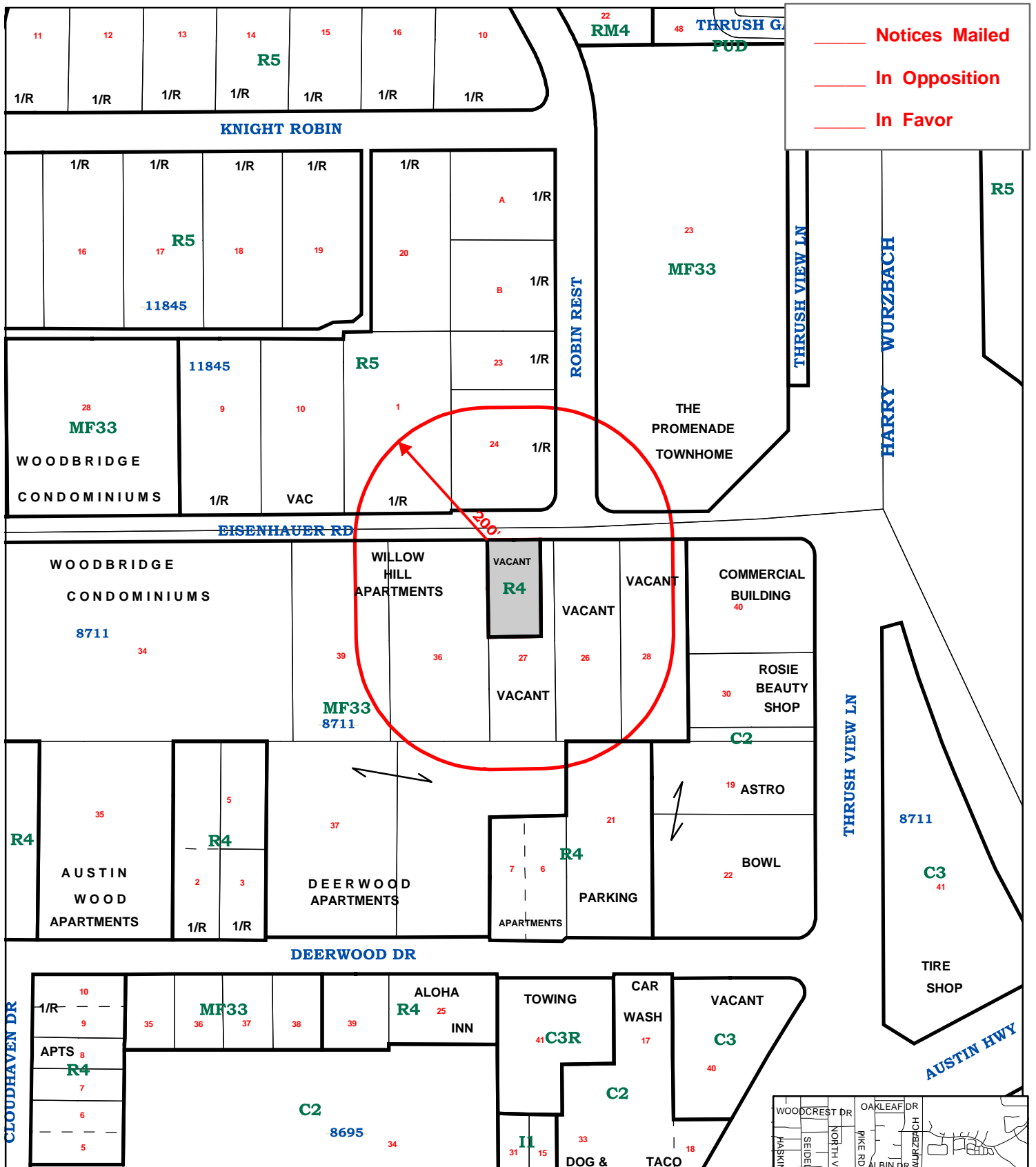
Staff Recommendation:

Consistent

The future land use for this site is to be High Density Residential, as set forth in the Northeast Inner Loop Community Plan, adopted March 2001. The Plan allows for the intended use described in the land use component of this plan. The zoning change requested is found to be consistent with the Northeast Inner Loop Community Plan.

Approval. The subject property is undeveloped and was once an apartment complex. The subject property is adjacent to MF-33 Multi-Family District to the west (Willow Hill Apartments), east (vacant) and to the south (vacant). The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community. The MF-33 Multi-Family District would be an appropriate zoning classification considering the location and existing nearby uses.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: Z2004-213

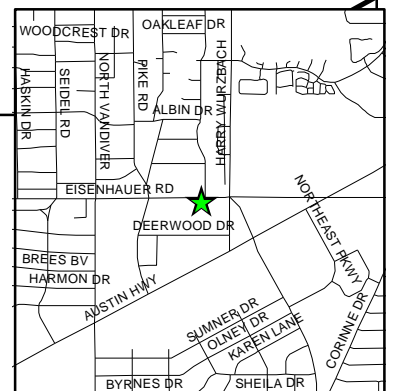
City Council District NO. 10
 Requested Zoning Change
 From: R-4 To MF-33
 Date: October 5, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

F-3
 p.583



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 (A.Z.)



CASE NO: Z2004214

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Council District: 1

Ferguson Map: 616 D7

Applicant Name:

Soflo Plaza, Ltd.

Owner Name:

Soflo Plaza, Ltd.

Zoning Request: From I-1 General Industrial District, I-1 HS General Industrial District with Historic Significance, and I-2 Heavy Industrial District to IDZ Infill Development Zone with uses permitted in C-2 Commercial District and MF-40 Multi-Family District and IDZ HS Infill Development Zone with uses permitted in C-2 Commercial District and MF-40 Multi-Family District with Historic Significance (the south 123.89 feet of the east 253.44 feet of Lot 2, NCB A-63).

Property Location: 1.74 acres out of NCB 63 and NCB A-63

1331 and 1339 South Flores Street

Proposal: Redevelopment and renovation of the existing building for mixed use

Neigh. Assoc. Lone Star Neighborhood Association

Neigh. Plan South Central San Antonio Community Plan

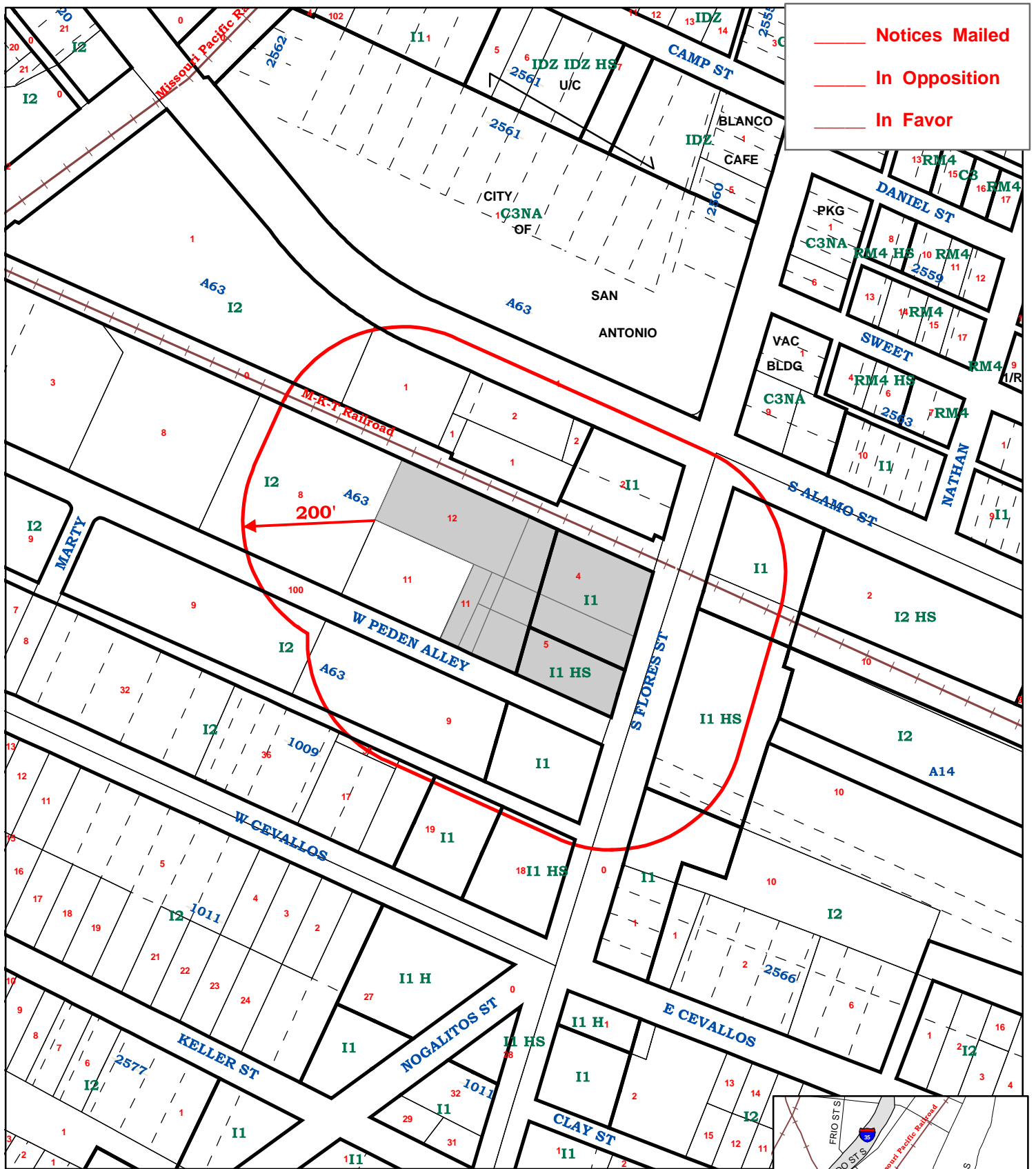
TIA Statement: A traffic impact analysis is not required for IDZ

Staff Recommendation:

Inconsistent. The zoning request does not conform with the South Central San Antonio Community Plan. The Plan calls for light industrial land use. An application for a Master Plan Amendment was submitted for this case on August 24, 2004 and will go before the Planning Commission on October 13, 2004. The applicant wishes to present both the plan amendment and zoning change to City Council concurrently.

Denial. The requested zoning is not consistent with the light industrial land use designation in the plan. Should the land use designation be changed, staff would support the requested Infill Development Zone (IDZ). The purpose for an IDZ is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, with existing developed areas. Two structures currently exist on the subject property, which the applicant intends to renovate. The area surrounding the subject property is a mixture of industrial, commercial, and office uses. The proposed C-2 development is to be located on the ground floor of both buildings fronting South Flores Street. The proposed MF-40 development would occupy the remainder of the two buildings consisting of 62 units.

CASE MANAGER : Eric Dusza 207-7442



ZONING CASE: Z2004-214

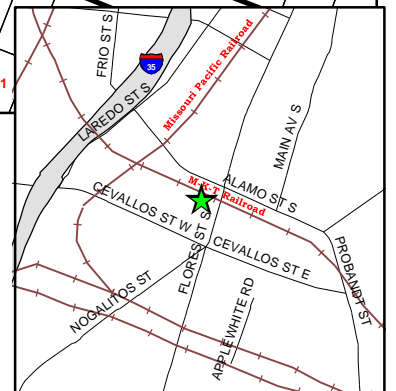
City Council District NO. 1
Requested Zoning Change
From: "I-1,I-2" To "IDZ"
Date: October 5, 2004
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**

D-7
p.616



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CASE NO: Z2004215 C

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Council District: 3

Ferguson Map: 650 E6

Applicant Name:

Carmen M. Classy

Owner Name:

Ronald L. Classy, II

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for Multi-Family Dwellings with a maximum density of 12 units per acre.

Property Location: Lot 22, Block 35, NCB 7821
109 West Huff Avenue

Proposal: To add a second meter to existing secondary residence to the rear.

Neigh. Assoc. Mission San Jose Neighborhood Association (within 200 feet)

Neigh. Plan South Central San Antonio Neighborhood Plan

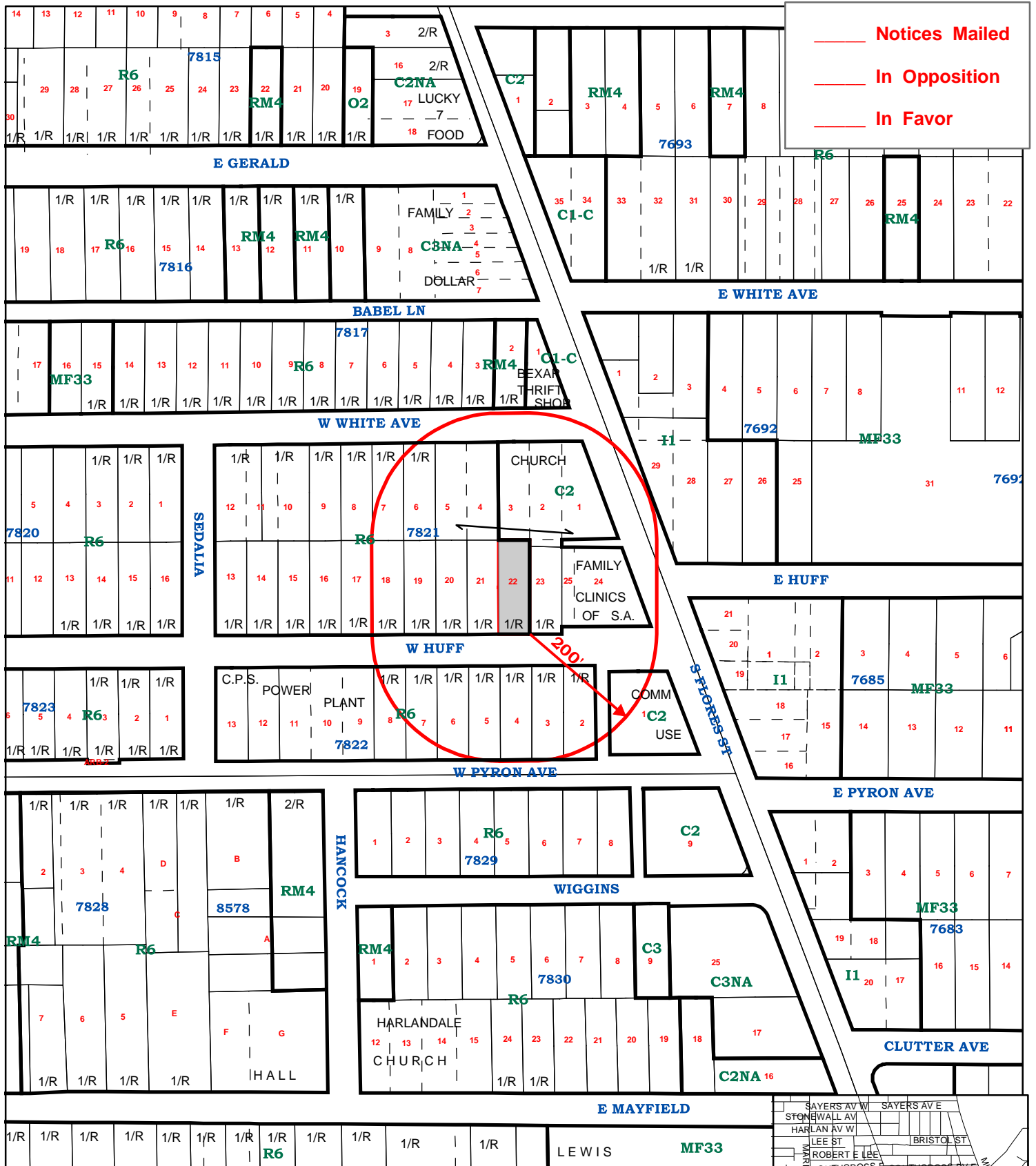
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent. The South Central Neighborhood Plan recommends low density residential at this location. This plan permits single and two family units based on the acreage of the property.

Approval. The subject property is an individual lot with 2 residential units sharing utilities. It is located on a local residential street on the boundary of a residential neighborhood leading to South Flores Street, a major arterial. Single-family residences are established along West Huff Avenue. The proposed R-6 C Residential Single-Family District with a conditional use would permit no more than the 2 dwelling units on the property. The R-6 C would be consistent with the South Central Neighborhood Plan. This zoning would act as a good transition between the commercial uses along South Flores and the single-family residences along West Huff Avenue.

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2004-215

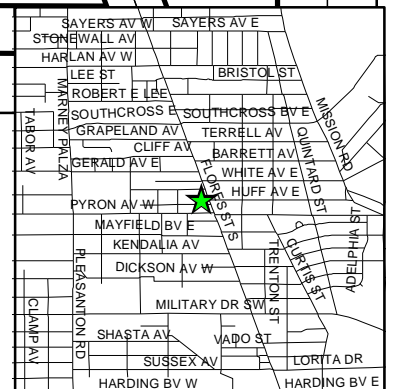
City Council District NO. 3
 Requested Zoning Change
 From: R-6 To R-6 C
 Date: October 5, 2004
 Scale: 1" = 200'

Subject Property

200' Notification

E-6
 p.650

C:\Oct_5_2004
 (A.Z.)



CASE NO: Z2004217 S

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Council District: 2

Ferguson Map: 652 F2

Applicant Name:

Owner Name:

Esther A. Garcia (Esther's RFH Daycare)

Esther A. Garcia (Esther's RFH Daycare)

Zoning Request: From R-5 Residential Single-Family District to R-5 S Residential Single-Family District with Specific Use Authorization for a Day-Care Center.

Property Location: Lot 6, Block 6, NCB 12913

2522 Christian Drive

Eastside of Christian Drive between Keasler Avenue and Finis

Proposal: Day-Care Center

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. A registered family home ((Esther's RFH Daycare) exists on the subject property and is surrounded by single-family residences. A day-care center is not appropriate in a residential neighborhood. A day-care center facility provides care for more than twelve (12) children under fourteen years of age for less than twenty-four (24) hours a day. A registered family home provides care in the caretaker's own residence for not more than six (6) children under fourteen (14) years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six (6) additional elementary school children, but the total number of children, including the caretaker's own, does not exceed twelve (12) at any given time.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2004218

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Council District: 6

Ferguson Map: 613 B5

Applicant Name:

Earl & Associates, P. C.

Owner Name:

William E. Cooper, Inc.

Zoning Request: From C-2NA Commercial Nonalcoholic Sales District to R-5 Residential Single-Family District.

Property Location: Lot P-5, Block 35, NCB 17875

Southwest corner of Cable Ranch Road and Waters Edge Drive

Proposal: To be developed as a single family residential community

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. R-5 is a down zoning from the existing C-2 NA. Most of the adjacent development is residential in character. The subject property is a remnant of land purposely excluded in a previous rezoning request involving a single-family development. The applicant is returning to complete the rezoning of the proposed development. The requested zoning is consistent with the development pattern in the area.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2004219

Final Staff Recommendation - Zoning Commission

Date: October 05, 2004

Council District: 1

Ferguson Map: 617 A2

Applicant Name:

Ken Halliday, Rio Perla Properties, L. P.

Owner Name:

Rio Perla Properties, L. P.

Zoning Request: From I-2 RIO-2 Heavy Industrial District River Improvement Overlay 2 and C-3 RIO-2 Commercial District River Improvement Overlay 2 to IDZ RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in C-3 General Commercial District, MF-50 Multi-Family District, D Downtown District and the following additional uses:

1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling.
2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property.

Property Location: 21.448 acres out of NCB 962, 968, 970, 973, 975, 14164

312 Pearl Parkway

An area generally bound by East Grayson Street to the north, US Highway 281 to the east, Newell Avenue to the south, and the San Antonio River to the west.

Proposal: To allow for commercial, residential and retail use

Neigh. Assoc. Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Neigh. Plan Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required for IDZ

Staff Recommendation:

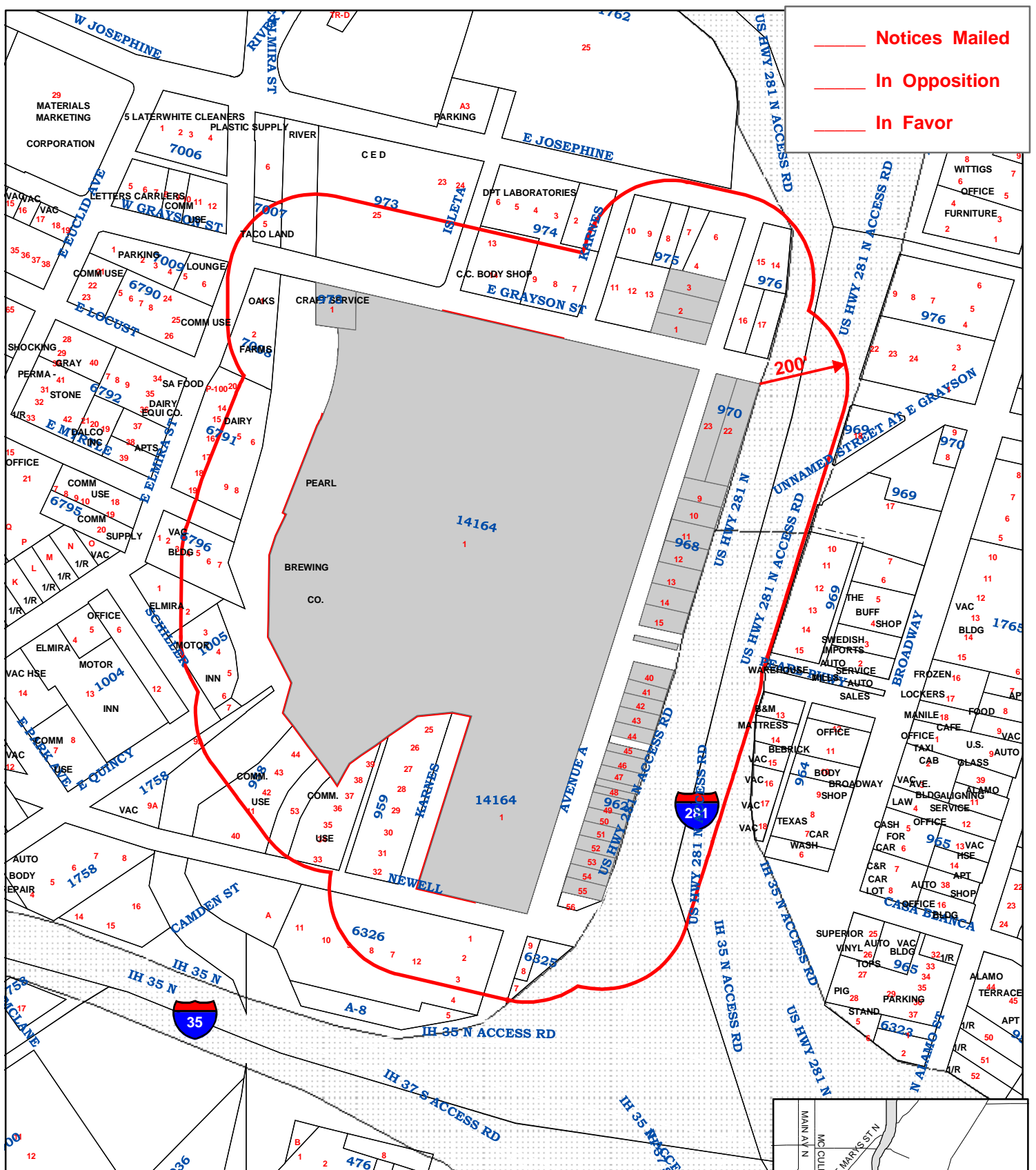
Approval. The request does not conform to the Tobin Hill Neighborhood Plan. The land use plan recommends industrial uses at this location. The Tobin Hill Neighborhood Plan, adopted in 1987, may be considered in evaluating this rezoning request, however the Zoning Commission does not need to make a finding of consistency in this case. Conditions in the area have changed since the plan was adopted in 1987 including a major public investment in improving the San Antonio River corridor and the redevelopment of properties along the Broadway corridor. Page 12 of the Tobin Hill Neighborhood Plan indicates, "Provide for major development activity along the San Antonio River Corridor Linear Park, with respect to river scale and project relationships to the setting." The uses outlined in the rezoning application, although quite varied in nature, represent a downzoning from the existing I-2 zoning and are complimentary to the public and private redevelopment initiatives in the vicinity. The purpose for an Infill Development

CASE NO: Z2004219

Final Staff Recommendation - Zoning Commission

Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, within existing developed areas. The subject property had been an operational brewery from August 8, 1884 until April 12, 2001 and now is vacant. The area surrounding the subject property is a mixture of residential, commercial, and industrial uses. Given the existing mixed-use development pattern in the area, and the subject property's unique location, the requested zoning and proposed infill development is appropriate for and suitable to the area.

CASE MANAGER : Eric Dusza 207-7442



ZONING CASE: Z2004-219

City Council District NO. 1
Requested Zoning Change
From: "I-2 RIO-2,C-3 RIO-2" To "IDZ RIO-2"
Date: October 5, 2004
Scale: 1" = 300'

Subject Property
 200' Notification

A-2
p.617

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(A.Z.)

